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# TO LET

## EARLS COURT

### LOW PRUDHOE INDUSTRIAL ESTATE

PRUDHOE, NORTHUMBERLAND NE42 6QG

## WORKSHOP / INDUSTRIAL UNITS

987-2,139 sq ft (91-199 sq m)

### KEY FEATURES

- Located on A695
- Good access to A68 & A69
- Close to Train Station
- Forecourt Parking
- Flexible Terms
- Adjoining units could be combined



## CONTACT US:

 0191 221 1999

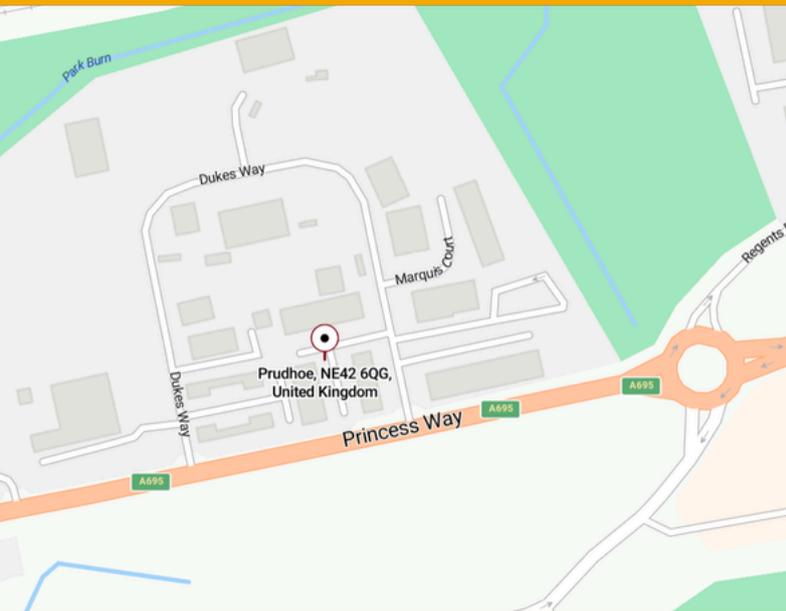
 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

# EARLS COURT

## LOW PRUDHOE INDUSTRIAL ESTATE

### PRUDHOE, NORTHUMBERLAND NE42 6QG



#### LOCATION

Earls Court is located on the A695 Blaydon to Hexham road providing easy access to A69 and A1 western bypass. Access to all parts of the region is therefore within easy reach.

Low Prudhoe is approximately 10 miles west of the A1 and approximately 12 miles east of Hexham. The estate is close to the train station and Tyne View Retail Park providing high footfall.

**WORKSHOP / INDUSTRIAL UNITS**  
**987-2,139 sq ft (91-199 sq m)**

#### DESCRIPTION

Earls Court comprises three blocks of terraced units of steel frame construction with brick/blockwork walls and insulated metal cladding. The units have a separate personnel door and overhead sectional loading door. Internally, the units have WC accommodation and an internal office. Nearby occupiers include Plumb Centre, Royal Mail and Jewsons.

#### SPECIFICATION

- Mains electricity and water
- Office area
- Forecourt parking
- Adjoining units could be combined

#### EPC

Individual EPC certificates available on request.



#### TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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